

EXHIBIT A

EXHIBIT A

E-FILED ON NOVEMBER 29, 2006

Annette W. Jarvis, Utah Bar No. 1649
 RAY QUINNEY & NEBEKER P.C.
 36 South State Street, Suite 1400
 P.O. Box 45385
 Salt Lake City, Utah 84145-0385
 Telephone: (801) 532-1500
 Facsimile: (801) 532-7543
 Email: ajarvis@rqn.com

and

Lenard E. Schwartzer, Nevada Bar No. 0399
 Jeanette E. McPherson, Nevada Bar No. 5423
 SCHWARTZER & MCPHERSON LAW FIRM
 2850 South Jones Boulevard, Suite 1
 Las Vegas, Nevada 89146-5308
 Telephone: (702) 228-7590
 Facsimile: (702) 892-0122
 E-Mail: bkfilings@s-mlaw.com

Attorneys for Debtors and Debtors-in-Possession

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re:
 USA COMMERCIAL MORTGAGE COMPANY,

Debtor.

Case No. BK-S-06-10725 LBR
 Case No. BK-S-06-10726 LBR
 Case No. BK-S-06-10727 LBR
 Case No. BK-S-06-10728 LBR
 Case No. BK-S-06-10729 LBR

In re:
 USA CAPITAL REALTY ADVISORS, LLC,

Debtor.

Chapter 11

In re:
 USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC,

Debtor.

Jointly Administered Under
 Case No. BK-S-06-10725 LBR

In re:
 USA CAPITAL FIRST TRUST DEED FUND, LLC,

Debtor.

In re:
 USA SECURITIES, LLC,

Debtor.

NOTICE OF SCHEDULE OF EXECUTORY CONTRACTS AND UNEXPIRED LEASES IN CONNECTION WITH DEBTORS' THIRD AMENDED JOINT CHAPTER 11 PLAN OF REORGANIZATION

Affects:

- ☒ All Debtors
☐ USA Commercial Mortgage Company
☐ USA Capital Realty Advisors, LLC
☐ USA Capital Diversified Trust Deed Fund, LLC
☐ USA Capital First Trust Deed Fund, LLC
☐ USA Securities, LLC

USA Commercial Mortgage Company, USA Securities, LLC, USA Capital Realty Advisors, LLC, USA Capital Diversified Trust Deed Fund, LLC, and USA Capital First Trust Deed Fund, LLC (collectively, the "Debtors"), by and through their counsel, hereby file the attached Schedule of Executory Contracts and Unexpired Leases (the "Schedule") in connection with the Debtors' Third Amended Joint Chapter 11 Plan of Reorganization (the "Plan"). The Schedule is described in Article V, Section A of the Plan, and the filing of the Schedule is referenced in Article I, Section D of the Plan.

As provided for in Art. V, Section A of the Plan, up to and until one (1) day prior to the Confirmation Hearing, the Debtors may delete any contract or lease from the Schedule by filing an amended Schedule and serving that amended Schedule on the affected non-Debtor party to the contract or lease.

Inclusion on the Schedule does not constitute and shall not be construed as an admission by the Debtors that such contract or lease is in fact "executory" under 11 U.S.C § 365. Furthermore, the Loan Servicing Agreements are not listed on the Schedule because, as more fully explained in Article IX, Section D(4) of the Disclosure Statement, the Debtors and Committees believe the Loan Servicing Agreements are not executory contracts.

Respectfully submitted this 29th day of November, 2006.

/s/ Lenard E. Schwartz

Annette W. Jarvis, Utah Bar No. 1649

RAY QUINNEY & NEBEKER P.C.

36 South State Street, Suite 1400

P.O. Box 45385

Salt Lake City, Utah 84145-0385

and

Lenard E. Schwartz, Nevada Bar No. 0399

Jeanette E. McPherson, Nevada Bar No. 5423

SCHWARTZER & MCPHERSON LAW FIRM

2850 South Jones Boulevard, Suite 1

Las Vegas, Nevada 89146

Attorneys for Debtors & Debtors In Possession

Schedule of Executory Contracts and Unexpired Leases

(Contracts and Leases to be assumed pursuant to Art. V, Section A of the Debtors' Third Amended Joint Chapter 11 Plan of Reorganization)

Type	Name	Address				Cure Amount
Service Agreement	A-1 Security	917 South First Street	Las Vegas	NV	89101	\$ 8,346.15
Service Agreement	Sprint PCS	PO Box 8077 Acct 0524101157-4	London	KY	40742	\$ 1,785.33
Insurance Agreement	Zurich Group-Phoenix	P.O. Box 10197	Jacksonville	FL	32247	\$ -
Insurance Agreement	Theodore Liftman insurance, Inc.	101 Federal Street 22nd Floor	Boston	MA	02110	\$ -
Insurance Agreement	Hartford Casualty Insurance Company	Hartford Plaza	Hartford	CT	06115	\$ -
Insurance Agreement	Illinois Union Insurance Company	1133 Avenue of the Americas, 38th Floor	Westchester Specialty Claims	New York	NY 10036	\$ -
Insurance Agreement	The Hartford	3600 Wiseman Blvd.	San Antonio	TX	78251	\$ -
Insurance Agreement	The Hartford	3600 Wiseman Blvd.	San Antonio	TX	78251	\$ -
Insurance Agreement	Lloyds of London Underwriters	13-15 Folgate Street	FirstCity Partnership Limited	London	E1 6BX	\$ -
Insurance Agreement	Zurich American Insurance Company	P.O. Box 10197	Zurich Group-Phoenix	Jacksonville	FL 32247	\$ -
Insurance Agreement	Lincoln Benefit Life Company	On Lincoln Benefit Drive	Lincoln	NE	68506	\$ 735.14
Insurance Agreement	Lincoln Benefit Life Company	On Lincoln Benefit Drive	Lincoln	NE	68506	\$ -
Insurance Agreement	West Coast Life Insurance Company	P.O. Box 193892	San Francisco	CA	94119	\$ 24,020.00
Insurance Agreement	First Colony Life Insurance	P.O. Box 1280	Lynchburg	VA	24505	\$ -
Insurance Agreement	First Colony Life Insurance	P.O. Box 1280	Lynchburg	VA	24505	\$ -
Insurance Agreement	Principal Life Insurance Company	Principal Life Insurance Company	Des Moines	IA	50392	\$ -
Insurance Agreement	Houston Casualty Company	13403 Northwest Freeway	Houston	TX	77040	\$ -
Lease	Storage West	2700 East Flamingo Road	Las Vegas	NV	89121	\$ -
Pledge Agreement	M. P. Tanamera, LLC	4775 Caughlin Parkway, Suite A	Reno	NV	89509	\$ -
Pledge Agreement	M. P. Tanamera, LLC	4775 Caughlin Parkway, Suite A	Reno	NV	89509	\$ -
Pledge Agreement	M. P. Tanamera, LLC	4775 Caughlin Parkway, Suite A	Reno	NV	89509	\$ -
Insurance Agreement	Swett & Crawford	515 South Figueroa Street Suite 600	Los Angeles	Ca	90071	\$ -
Service Agreement	Switch ACG	PO Box 42250	Las Vegas	NV	89116	\$ -
Consulting Agreement	Special Order Systems, Inc.	575 Menlo Drive Suite 4	Rocklin	CA	95765	\$ 18,210.81
Consulting Agreement	Special Order Systems, Inc.	575 Menlo Drive Suite 4	Rocklin	CA	95765	\$ -
Service Agreement	Cox Communications Las Vegas, Inc.	121 S. Martin Luther King	Las Vegas	NV	89106	\$ 455.21
Purchase Agreement	American Premiere, Inc.	235 W. Brooks Avenue 2nd Floor	North Las Vegas	NV	89030	\$ -
Office Lease	Pecos Professional Park Limited Partnership	c/o Jeffrey R. Sylvestor, Esq. Sylvestor & Polendnak 7371 Prairie Falcon #120	Las Vegas	NV	89128	\$ 166,788.42
Office Lease	Haspinov, LLC a Nevada limited liability company	c/o Jeffrey R. Sylvestor, Esq. Sylvestor & Polendnak 7371 Prairie Falcon #120	Las Vegas	NV	89128	\$ 92,331.08
Insurance Agreement	Theodore Liftman Insurance, Inc.	101 Federal Street	Boston	MA	02110	\$ -